

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00059**

Approved Development

1. This approval authorizes the following:
 - a. Modification of the distance requirement for a secondary unit to allow a 763 square foot secondary dwelling to be constructed approximately 75 feet from the existing single family residence.
 - b. Construction of a driveway to allow the secondary residence to have direct driveway access to La Loma Drive.
 - c. An approximately 15 foot high secondary dwelling from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. At the time of application for construction permits, the applicant shall show permit verification that the existing shop building is only a workshop and is not a guest house. If the shop building serves as a guest house, it shall be converted back to a workshop.
3. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations. The secondary dwelling shall employ a design style compatible with the primary dwelling.
4. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

5. At the time of application for construction permits, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by CalFire/County Fire.
6. At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plans, prepared by the CalFire/County Fire Department for this proposed project.

Services

7. At the time of application for construction permits, the applicant shall provide a final letter from the Nipomo Community Services District stating they are willing and able to service the property.
8. At the time of application for construction permits, the applicant shall submit plans for a new septic system to serve the secondary residence, or evidence that the existing septic system is adequate to serve the proposal.

Conditions to be completed prior to issuance of a construction permit

Fees

9. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.

Owner Occupancy Requirement

10. Prior to issuance of a construction permit, the applicant for the second unit shall record a notice against the property notifying any subsequent purchaser that failure to meet this requirement will subject the second unit to abatement by the county pursuant to Chapter 22.74 of this title. No secondary dwelling shall be allowed on the site unless an owner of the site agrees to occupy one unit on the site as his or her primary residence.

Conditions to be completed prior to occupancy or final building inspection

Establishment of the use

11. Prior to final inspections, or occupancy, whichever comes first, the approved landscaping plans (including irrigation and maintenance) and exterior lighting plans shall be implemented. In lieu of completing landscaping improvements, landscaping may be bonded for completion. If bonding, landscaping shall be implemented in accordance with the landscaping plan within 90 days of occupancy. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed in accordance with the approved plans.
12. Prior to occupancy or final inspection, whichever occurs first, the applicant shall obtain final inspection and approval from CalFire of all required firelife safety measures.
13. Prior to occupancy of any structure associated with this approval, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

14. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.